

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Grosvenor Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Glen Iris

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/71 Robinson Rd HAWTHORN 3122	\$1,230,000	20/09/2019
2	17 Leopold St GLEN IRIS 3146	\$1,200,000	18/05/2019
3	13 High St GLEN IRIS 3146	\$1,143,000	12/07/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/10/2019 12:00



 3  1  1

Rooms: 4

Property Type: House

Land Size: 259 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

June quarter 2019: \$1,850,000

Comparable Properties



6/71 Robinson Rd HAWTHORN 3122 (REI)

Agent Comments

 3  2  2

Price: \$1,230,000

Method: Sold Before Auction

Date: 20/09/2019

Property Type: Unit



17 Leopold St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  1

Price: \$1,200,000

Method: Auction Sale

Date: 18/05/2019

Rooms: 4

Property Type: House (Res)



13 High St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  2

Price: \$1,143,000

Method: Private Sale

Date: 12/07/2019

Property Type: House